



STATE OF CONNECTICUT
OFFICE OF POLICY AND MANAGEMENT



Jeffrey R. Beckham
Secretary

January 4, 2022

Representative Geoff Luxenberg, Co-Chair of the Housing Committee
Legislative Office Building, Room 4111
Hartford, CT 06106

Senator Marilyn Moore, Co-Chair of the Housing Committee
Legislative Office Building, Room 3300
Hartford, CT 06106

Representative Maryam Khan, Vice Chair of the Housing Committee
Legislative Office Building, Room 5009
Hartford, CT 06106

Senator Matt Lesser, Vice Chair of the Housing Committee
Legislative Office Building, Room 3300
Hartford, CT 06106

Representative Tony Scott, Ranking Member of the Housing Committee
Legislative Office Building, Room 4200
Hartford, CT 06106

Senator Rob Sampson, Ranking Member of the Housing Committee
Legislative Office Building, Room 3400
Hartford, CT 06106

Honorable Leaders of the Housing Committee:

Pursuant to Section 62(a) of Public Act 21-2, June Special Session, please find the enclosed progress report on a housing data inventory and information on work underway pursuant to said section 62.

Section 62(a) of Public Act 21-2, June Special Session, requires the Office of Policy and Management (OPM), within available appropriations, to aggregate data related to existing federal and state housing programs in the state to analyze the impact of such programs on economic and racial segregation. The Act states that such review shall include, but need not be limited to, data relating to:

- 1) Housing development programs;
- 2) Housing affordability initiatives;
- 3) Communities where low-income housing tax credits and rental assistance are spent; and

4) Specific neighborhood racial and economic demographics.

In addition, in collecting and measuring such data, the Secretary of the Office of Policy and Management shall implement tools such as the dissimilarity index and the five dimensions of segregation used by the United States Bureau of the Census.

If you have any questions, please contact Manisha Srivastava, Manisha.Srivastava@ct.gov (860-418-6317), of my office.

Sincerely,



Jeffrey R. Beckham
Secretary, OPM



STATE OF CONNECTICUT OFFICE OF POLICY & MANAGEMENT

HOUSING & SEGREGATION STUDY

Progress Report Related to the Requirements of
Section 62(a) of Public Act 21-2 through January 1,
2023

Prepared by:

Urbanomics

Progress Report Related to the Requirements of Section 62(a) of Public Act 21-2 Housing & Segregation Study through January 1, 2023

The Urbanomics Team has been contracted by the Connecticut Office of Policy & Management to perform the professional services required to meet the requirements of Section 62(a) of Public Act 21-2, the Housing & Segregation Study.

Our work has four key parts:

1. Summary of State & Federal Housing Programs
2. Census and Programmatic Data Collection
3. Spatial Analysis & Determination of Racial/Economic Segregation at Multiple Geographic Levels From 1990-2020.
4. Stakeholder Interviews

This memorandum serves as a progress report of the work done to date on this incredibly complex issue.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Lund'.

Tina Lund, AICP
Principal, Urbanomics

Introduction

Section 62(a) of Public Act 21-2, June Special Session, requires the Connecticut Office of Policy and Management (OPM), within available appropriations, to aggregate data related to existing federal and state housing programs in the state to analyze the impact of such programs on economic and racial segregation. The Act states that such review shall include, but need not be limited to, data relating to:

- 1) Housing development programs;
- 2) Housing affordability initiatives;
- 3) Communities where low-income housing tax credits and rental assistance are spent; and
- 4) Specific neighborhood racial and economic demographics.

In addition, in collecting and measuring such data, the Secretary of OPM shall implement tools such as the dissimilarity index and the five dimensions of segregation used by the United States Bureau of the Census. Section 62(a) of Public Act 21-2 further requires OPM, not later than January 1, 2022, and biennially thereafter, to submit a report, in accordance with the provisions of section 11-4a of the general statutes, to the joint standing committee of the General Assembly having cognizance of matters related to housing. Such report shall include a summary of any findings and recommendations relating to the data collected pursuant to Section 62(a) of Public Act 21-2, June Special Session.

This report serves as a progress report related to the requirements of Section 62(a) of Public Act 21-2 through January 1, 2023. After a competitive bid process, OPM entered into a contract with Urbanomics, Inc. in early September 2022. Based on the implementation outline below, we anticipate providing the final report and findings in April 2023.

Summary of State & Federal Housing Programs

Identify Programs to be Studied

The project team has identified 85 federal and state housing programs to be included in the study. These programs are grouped into several categories including Homeownership, Housing Development/Preservation, Rental Subsidies & Assistance, and Supportive/Special Needs Housing. To support the initial review of these programs, a program activity timeline was prepared for each program, identifying key years of activity over the 1990-2020 study period as well as program administrators.

Review of Existing State & Federal Housing Programs

The project team is currently conducting a review of the 85 federal and state housing programs that are part of the study. This includes the identification of key program characteristics including: Program Administrators; Program Lineage; Years Funded; Funding Source(s); Program Overview; Service Eligibility; Units Supported; Waiting List Size; Data Availability; Topics of Further Study; and Policy Restrictions and Impediments to Desegregation.

Identify Program & Policy Impacts on Segregation

As part of the broader program review, the project team is engaged in research and analysis of each program, including analysis of data, interviews of stakeholders and program recipients, and program analysis to better understand each program and policy's impact on racial and economic segregation in the State of Connecticut.

Census & Programmatic Data Collection**Collection of Program Data**

The project team is currently engaged in extensive collection of program data for the 85 programs that are part of the current study. Data requests have been submitted to a range of agencies and departments including the Housing and Urban Development's (HUD) Freedom of Information Act Office, Connecticut Department of Housing (DOH), Connecticut OPM, Connecticut Housing Finance Authority (CHFA), the municipal planning and housing program offices of the state's 22 Community Development Block Grant (CDBG) Grantee Areas; the state's Habitat for Humanity field offices, J. D'Amelia & Associates (CT's Section 8 and Rental Assistance Program (RAP) Administrator), as well as other housing program administrators.

Imputation of Missing Racial Data

The project team has collected a number of housing recipient databases that include recipient by race-ethnicity data including data from: HUD's CDBG, HOME, Public Housing, CT RAP and Section 8 programs, DOH's Section 811 project-based assistance and Section 8 New Construction Substantial Rehabilitation programs, and CHFA's C.G.S. 8-37bb(Fair Housing Choice & Racial and Economic Integration) reports. The project team will impute race/ethnicity data and individual/household income data where data is found to be missing from programmatic data but maintain separate data analyses for programmatic versus imputed data.

Spatial Analysis & Determination of Racial/Economic Segregation**Collection of Census Data**

Census data by income level and mutually exclusive race/ethnicity from 1990, 1995, 2000, 2005, 2010, 2015, and 2020 have been collected at the block group level. These data have been converted to align with 2020 Census geographies to create a geographically uniform basis for comparison over time.

Aggregate & Geocode Data Into Useful Geographies

Urbanomics has collected demographic data including race-ethnicity and income levels by block group and census tract (where appropriate) and aggregated data to county, municipal, metro, urban/rural, and planning region areas for the years from 1990 to 2020.

The next steps will be to:

- Assess Spatial Trends of Data relative to key indices of economic and racial segregation to include: Evenness, Exposure, Concentration, Clustering and Centralization
- We will assess the correlation between Historic Program Activity and Segregation Levels
- Prepare Matrices of Segregation Indices Relative to Programs

Stakeholder Interviews

Interview Advocates

Urbanomics has interviewed half a dozen of the twenty or so advocates contacted. To date their insights, while sometimes contradictory, have been very useful. They have also provided leads to additional stakeholders in affordable housing, such as the Councils of Government (COG) and mobility counselors, to be interviewed as well as work done by other organizations to quantify units per program—supplementing the data available from the programs themselves. These interviews are ongoing.

Interview Key Industry Professionals

The team has identified several industry professionals including real estate developers, COGs, and program and agency heads to interview in the new year.

Program Focus Groups

We will begin setting up focus groups with program participants in the new year to reflect on areas of greatest and least levels of segregation.